061.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,200 / 971,200
					USE VALUE:	971,200 / 971,200
					ASSESSED:	971,200 / 971,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
202		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG DOUGLAS W & CATHRINE K	
Owner 2:		
Owner 3:		
Street 1:	202 LOWELL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BEDARD SCOTT/KAREN -
Owner 2:	-
Street 1:	202 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,227 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Wood Shingle Exterior and 2148 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7227.000	521,700	3,700	445,800	971,200
Total Card	0.166	521,700	3,700	445,800	971,200
Total Parcel	0.166	521,700	3,700	445,800	971,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.14 | /Parcel: 452.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 40333

GIS Ref

GIS Ref

Insp Date 10/26/18

!5309!

PREVIOUS ASSESSMENT

Parcel ID 061.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,500	3700	7,227.	445,800	873,000	873,000	Year End Roll	12/18/2019
2019	101	FV	318,300	3700	7,227.	439,400	761,400	761,400	Year End Roll	1/3/2019
2018	101	FV	318,300	3700	7,227.	337,500	659,500	659,500	Year End Roll	12/20/2017
2017	101	FV	318,300	3700	7,227.	318,400	640,400	640,400	Year End Roll	1/3/2017
2016	101	FV	318,300	3700	7,227.	292,900	614,900	614,900	Year End	1/4/2016
2015	101	FV	306,000	3700	7,227.	273,800	583,500	583,500	Year End Roll	12/11/2014
2014	101	FV	243,800	3700	7,227.	252,200	499,700	499,700	Year End Roll	12/16/2013
2013	101	FV	243,800	3700	7,227.	252,200	499,700	499,700		12/13/2012

PRINT

Date	Time
12/10/20	20:13:00

LAST REV

Date	Time
06/04/20	16:01:22
danam	
5309	

USER DEFINED

Prior Id # 1:	40333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEDARD SCOTT/KA	63555-263		4/30/2014	Change>Sale	645,000	No	No		
BEDARD SCOTT	53941-274		12/3/2009	Family	1	No	No		
LINGARD SIMON	32030-3		11/15/2000		299,900	No	No		
WEYLAND AGNES	29701-344		1/25/1999	Family	10	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1784	Addition	161,000	O				rear addit & Kitch
5/30/2014	567	Demoliti	12,123					
12/7/2007	1125	Addition	63,465	C		G9	GR FY09	ADD 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	Info Fm Prmt	PC	PHIL C
12/1/2008	Meas/Inspect	336	PATRIOT
11/25/2008	Measured	336	PATRIOT
3/14/2001	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7227		Sq. Ft.	Site		0	70.	0.88	6									445,765						445,800	

Total AC/HA:	0.16591	Total SF/SM:	7227	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	445,765	Spl Credit		Total:	445,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21089745
Const Adj.:	1.06039393
Adj $ / SQ:	160.504
Other Features:	124800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546827
Depreciation:	25154
Depreciated Total:	521673

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

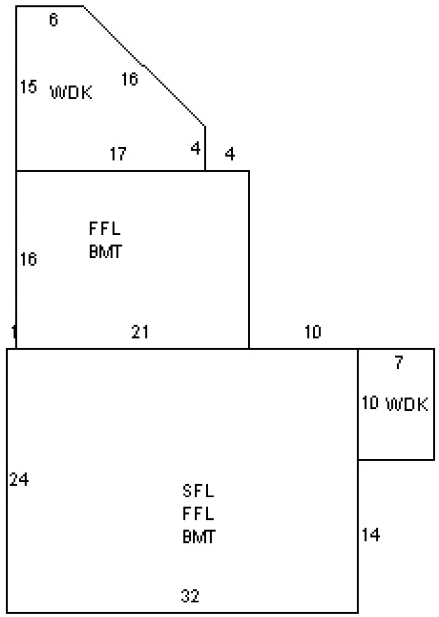
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.55
Special Features:	0	Val/Su Net:	160.97
Final Total:	521700	Val/Su SzAd	278.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	62.600	69,106
FFL	First Floor	1,104	160.500	177,196
SFL	Second Floor	768	160.500	123,267
WDK	Deck	265	10.360	2,746

Net Sketched Area: 3,241 | Total: 372,315

Size Ad 1872 | Gross Are 3241 | FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1952	25.42	T	40	101			3,700			3,700

More: N | Total Yard Items: 3,700 | Total Special Featues: | Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc